

# OEQC BULLETIN



GEORGE R. ARIYOSHI  
GOVERNOR

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## REGISTER OF CHAPTER 343, HRS DOCUMENTS

### EIS PREPARATION NOTICES

The following proposed actions have been determined to require an environmental impact statement. Anyone can be consulted in the preparation of the EIS by writing to the listed contacts. 30 days are allowed for requests to be a consulted party.

PROPOSED WAIKELE DEVELOPMENT AT WAIPAHU,  
DAHU, Amfac Property Development  
Company/City and County of Honolulu  
ept. of Land Utilization

Previously published July 23, 1985.

Contact: Environmental Communications,  
Inc.  
1146 Fort Street, Suite 200  
Honolulu, Hawaii 96813

Deadline: August 22, 1985.

SUPPLEMENTAL ENVIRONMENTAL IMPACT  
STATEMENT FOR THE KAHAUALE'A GEOTHERMAL  
PROJECT, PUNA, HAWAII, The Estate of  
James Campbell In Coordination With The  
True/Mid Pacific Geothermal  
Venture/Dept. of Land and Natural  
Resources

Previously published July 23, 1985.

Contact: Mr. O.K. Stender,  
Chief Executive Officer  
The Estate of James Campbell  
828 Fort Street Mall, Suite 500  
Honolulu, Hawaii 96813

Deadline: August 22, 1985.

### NEGATIVE DECLARATIONS

The following are Negative Declarations or determinations made by proposing or approving agencies that certain proposed actions will not have significant effects on the environment and therefore do not require EIS's (EIS Reg. 1:4p). Publication in the Bulletin of a Negative Declaration initiates a 60-day period during which litigation measures may be instituted. Copies are available at 25 cents per page upon request to the Office. Written comments should be submitted to the agency responsible for the determination (indicated in project title). The Office would appreciate a copy of your comments.

#### KAUAI

DRILLING LAWAI EXPLORATORY WELL, LAWAI,  
KOLOA, KAUAI, Dept. of Land and Natural  
Resources Division of Water and Land  
Development

The project involves exploratory drilling and testing in the Lawai area of the Koloa District of Kauai County for the purpose of locating and establishing a ground water source to supplement the existing supply of domestic water. The Lawai-Omao service area is presently served by Lawai Deep Well. The emergency backup for Lawai is from the neighboring Kalaheo water system. However, Lawai Deep Well also serves as a backup for the Kalaheo Water System, and its full capacity of 500 gallons per minute (GMP) cannot be freed to serve Lawai-Omao. The Lawai area of

the Koloa District includes sizeable acreage for urban development, but growth has been constrained in part by inadequacies of the sewerage and water systems. This exploratory drilling and testing project will either (1) establish the proposed site as a viable water source, or (2) determine that other sites need to be investigated. The following work is proposed:

1. Drill approx. 710 lineal feet (L.F.) of 21-in. diameter hole from elevation 670 ft. to minus 40 ft. mean sea level (msl), followed by 110 L.F. of 13-in. diameter hole to minus 150 ft. msl.
2. Install 650 L.F. of 14-in. diameter solid steel casing from ground level to 20 ft. above msl, plus 60 L.F. of 14-in. diameter perforated casing to minus 40 ft. msl.
3. Pack the lower 70 L.F. of annular space around the well casing with rock aggregates and fill the upper annular space with cement grout.
4. Test the aquifer to 1000 GPM.

The site of the project is in southern Kauai, south of the Lihue-Koloa Forest Reserve, 1.5 mi. east of Kalaheo town, on the grounds of the County reservoir site on Akemama Rd., 600 ft. north of Kaumualii Hwy. The 10,000 SF of reservoir site (TMK: 2-5-06:7) is held by the County of Kauai. Under the Agricultural Lands of Importance to the State of Hawaii system, the surrounding lands are designated as "other important agricultural land". The proposed well site is a ridge and is presently used as a storage tank location.

PLACEMENT OF ROCK WALL REVETMENT ALONG EXISTING PATHWAY, HANAIEI, KAUAI,  
Hanalei Investment Corp./County of Kauai Planning Department

The applicant proposes to protect and restore an existing 5' pathway located within the shoreline setback area by placing a rock wall revetment along the eroded areas of the pathway. The property is identified as TMK: 5-4-04:2 and 3 and contains an overall area of 19.182 acres. The property is zoned

Resort and Open Districts. The existing pathway serves as a lateral public access for fishermen, surfers and beach-goers. The project is proposed to protect and restore an existing public access. Repair of the eroded pathway will be in the public's interest since further erosion of the pathway may present unsafe conditions to beach-goers and hotel guests who use the access. All work shall be inland of the Certified shoreline and no soil backfill is being proposed. The project site is adjacent to the Hanalei River and the shoreline. Portions of the property is within the 100 year flood zone. South of the river lies the Hanalei Beach Park.

CONSTRUCTION OF A SEAWALL WITHIN THE SHORELINE SETBACK AREA, KUKUIULA, KAUAI,  
Mr. Albert Abramson/County of Kauai Dept. of Planning

The applicant proposes to protect his property and future residence from wave damage by constructing a seawall within the shoreline setback area. The property is located immediately south of the Amio and Lawai Beach Rd. junction. It is identified by TMK: 2-6-11:5 and is zoned Residential and Open District. The placement of the seawall would be along the eroded ocean front portion of the property. The Kukuiula Harbor is located to the west of the property. All work shall be inland of the Certified shoreline and no soil backfill is being proposed.

RECONSTRUCTION OF A SEAWALL WITHIN THE SHORELINE SETBACK AREA, KUKUIULA, KAUAI,  
Mr. Donald Donohugh/County of Kauai Planning Dept.

The applicant proposes to protect his property and residence from further wave damage by constructing a seawall within the shoreline setback area. The property is located makai of Lawai Beach Rd. and is identified by TMK: 2-6-12:1. It is zoned Residential and Open District. The project involves the restoration of an existing seawall and

the proposed seawall will be constructed inland of the certified shoreline. The project will be developed in compliance with all applicable laws, codes, ordinances and regulations.

ADDITION TO EXISTING SEAWALLS AND RECONSTRUCTION OF A FENCE AT KUKUIULA, KAUAI, Mrs. Emma Holt, et.al/County of Kauai Planning Dept.

The applicants propose to construct a 3'4" and 4' addition to existing reinforced hollow tile seawalls and reconstruct a fence along the eastern boundary of TMK: 2-6-06:21. No backfill is proposed. The intent of the addition is to protect properties from wave splash, soil erosion of the property and debris from entering the ocean, and to enable vegetation to grow mauka of the wall. The property identified as TMK: 2-6-06:21 & 22, is comprised of 9,918 and 6,190 SF respectively, and is zoned Residential and Open District. The applicants propose to protect their property and residences from wave splash-up by adding onto the existing seawalls. The extensions will be constructed of cement tile blocks (16"X8"X6") and grouted with cement. Blocks will be reinforced with steel bars and the cavities filled with cement. All work will be mauka of the certified shoreline. As the project will only be additions in height to the existing seawalls, no adverse environmental or ecological effects are anticipated. The wall additions will prevent erosion of areas behind or mauka of the walls, and will also prevent eroded terrigenous materials and other debris from entering and possibly polluting or soiling coastal waters, or affecting offshore marine life. The wall additions will not affect present current flows or sand transport along the shoreline.

OAHU

PROPOSED PARKING LOT - BUILDING 301 AT DIAMOND HEAD CRATER, HONOLULU, OAHU, State of Hawaii Dept. of Defense, Hawaii Army National Guard

The proposed project consists of constructing a stabilized hardstand and an asphalt concrete parking lot for the 150-person Armory (Bldg. 301) at Diamond Head Crater to include security fencing, lighting and landscaping. The project will cover a total area of approx. 7,965 SY and will be located in the neighborhood of Bldg. 301 within the Hawaii National Guard area in the Crater. A portion of the area, 3,625 SY, will be of 2" stabilized hardstand over 6" gravel base for military vehicles parking. The remaining 4,340 SY will be a 2" asphalt concrete over 4" base flexible pavement parking lot for private owned vehicles parking. Diamond Head Crater, where the proposed project will be located, is a National Natural Landmark and a State Monument. The Crater is part of the Ft. Ruger Historical District which is included in both the Hawaii and National Registers of Historical Places. The interior of the Crater is an extensive open space, including a large fenced area that contains several structures presently occupied by the U.S. Federal Aviation Administration, the Hawaii National Guard, and the State Civil Defense. The remainder of the Crater is undeveloped open space except for a comfort station for monument visitors. This proposal results in the most effective method to achieve compliance with existing training requirements of the Hawaii Army National Guard. Written comments from reviewers are requested within 30 days of this publication and should be addressed to: Adjutant General, Hawaii National Guard, 3949 Diamond Head Road, Honolulu, Hawaii 96816.

IMPROVEMENTS AT BOARD OF WATER SUPPLY ALA MOANA AUTOMOTIVE YARD, HONOLULU, OAHU, City and County of Honolulu Board of Water Supply

The proposed modifications to the Ala Moana Automotive Yard will include the construction of two 30' X 80' concrete slabs with structural steel frames to support the steel roofing, guard rails (to protect steel columns), and the conversion of the tire storage area into an office/utility room. The proposed modification to the automotive shop will improve working conditions by protecting the automotive personnel from the elements. The modifications will greatly improve the efficiency of the automotive yard in maintaining and repairing the Board of Water Supply's (BWS) vehicles and equipment. The 1,787-acre BWS's Ala Moana Automotive Yard is located one block west of Kewalo Basin, on the makai side of Ala Moana Blvd., between Koula Rd. and Ahui St. The land is zoned urban by the State Land Use Commission and designated for Public facility use on the City's Detailed Land Use Map. The Ala Moana Automotive Yard lies within the Special Management Area, designated by the Dept. of Land Utilization, thus a Shoreline Management Permit must be obtained. The State has long-range plans to construct a park in the area but no definite plans have been set for the project.

PROPOSED CIVIC CENTER CHILD CARE  
FACILITY ATOP THE MUNICIPAL PARKING  
STRUCTURE, HONOLULU, OAHU, City and  
County of Honolulu Dept. of Housing &  
Community Development

The City and County of Honolulu proposes to construct a child care facility atop of the existing Municipal parking structure located adjacent to the intersection of S. Beretania and Alapai Sts. The property is identified as TMK: 2-1-33: portion of 10 and is approx. 57,800 SF. The preliminary design for the Civic Center Child Care facility was prepared by the Dept. of Housing & Community Development and the Dept. of Land Utilization. The subject facility will be constructed atop an existing municipal parking structure that has been landscaped. The project site is fairly flat and is not subject

to unusual terrain features such as abutting rock formations and other conditions affecting construction, drainage, or site planning. The project will be developed according to the City's grading and construction standards. Each classroom module will be approx. 30' X 30' arranged in groups of three or four modules, with each module within a group having visual access to the other modules. A separate administration building will provide office space for four persons, a food preparation room, and a multi-purpose room to serve as both a meeting room as well as a health room. Each classroom will contain a bathroom and a teacher's work area. All of the buildings will be connected to each other by a covered walkway. A security fence will surround the facility and access will be limited. The site is designated urban under the State Land Use District Map, public facility in the Development Plan and lies within the B-2 Community Business zoning district. A child care facility is a permitted use in the B-2 Community Business designation.

FLOOD BARRIER WALL AT PEARL CITY  
WASTEWATER PUMP STATION, PEARL CITY,  
OAHU, City and County of Honolulu Dept.  
of Public Works

The proposed project consists of the installation of approx. 900 ft. of reinforced concrete flood barrier wall around the existing Pearl City Wastewater Pump Station (WWPS). The wall height will vary and the maximum height will be approx. 8'. The top of the proposed wall will be at 15.5 ft. elevation with a free board of 2 ft. for wave actions. 150 ft. of wall will be built on each side of the access road. The access road within this reach will be raised between the walls to form a hump to match the wall height. The wall to surround the pump station will generally follow the existing chain link fence alignment. There will be a sump pump at the lowest point to prevent rain water from accumulating within the enclosed wall. No additional land is

required for this project. Upon construction of the flood barrier wall, the affected area will be restored by re-grassing or re-paving to the existing conditions. The objective of the proposed project is to protect the existing pump station from flood damages consequently to minimize overflow of sewage. The Pearl City WWPS is at TMKs: 9-7-16:28 and 9-7-16:01 (portion for sewer easement and access road). It is located along the Energy Corridors (old O.R. & L. right-of-way) approx. 500 ft. off Lehua Ave. and 70 ft. from the bank of Waiawa Stream. The property consists of 30 ft. wide by 450 ft. long access road (easement from the Navy in favor of the City & County) and 135 ft. by 235 ft. lot.

PROPOSED PEARL CITY CORPORATION YARD  
PHASE III AND ULTIMATE IMPROVEMENTS,  
PEARL CITY, EWA, OAHU, City and County  
of Honolulu Dept. of Public Works

The objectives of the proposed action are to complete the modernization of the existing Pearl City baseyard; provide adequate floor space for offices, meeting places, lockers and toilets for the existing and future manpower positions; house vehicles and construction equipment in weather-proof structures (sheds) to prevent premature deterioration and prolong their utilization; provide adequate on-site employee parking space; improve work efficiencies by providing adequate repair shops and decreasing interruptions caused by conflicting vehicular movements; and acquiring additional land area for vehicle and equipment storage. The Pearl City baseyard is located in lower Pearl City makai of the Kamehameha Hwy. and has an area of 4.28 acres. The land is owned by the State of Hawaii but has been transferred to the City/County of Honolulu by Governor's Executive Order for baseyard operations since the 1940s. Main access to the yard is by way of Kamehameha Hwy., Lehua Ave. and Third St. The yard can also be reached by way of Second and Fourth Sts. with

the former being used almost exclusively by the Refuse Division's vehicles. The proposed facilities that are planned for the Pearl City baseyard at TMK: 9-7-23:9, 10, include the remaining improvements to the ultimate development of the site. The facilities include a service station, tire repair, lubrication shop; repair shop building; covered parking shed for Automotive Equipment Service (AES) Division; equipment shed adjacent to the existing vehicle wash rack which will be provided a covered roof; covered roof for the Road Division parking stalls; on-site parking for employees; a new chain link fencing along the makai and ewa property line; a retaining wall along the Ewa property line adjacent to the State ditch; standby electric generator; and the acquisition of additional land area. The preceding facilities will be constructed in Phase 3 and subsequent construction subject to the availability of funds. Construction of Phase 3 is programmed in the Capital Improvement Program (CIP) for the 1985 Fiscal Year. The only facility that is assured of being funded during Phase 3 is the service station, tire repair, lubrication shop, and parking shed building. Other facilities may be built subject to the limitation of \$510,000, provided in CIP budget. The automobile repair shop will be constructed in a subsequent phase. The estimated cost for Phase II and the remaining improvements is \$852,500. Estimated land acquisition cost for parcel 10 is \$200,000.

INTERSTATE ROUTE H-1, PALAILAI  
INTERCHANGE TO KUNIA INTERCHANGE,  
CONSTRUCTION OF ADDITIONAL LANES, EWA,  
OAHU, U.S. Dept. of Transportation  
Federal Highway Administration and State  
Dept. of Transportation Highways Division

The proposed highway project involves constructing an additional lane in both directions, from Palailai Interchange to Kunia Interchange, a distance of 5.13 mi. The two lanes will be located in the median area using the latest

highway design safety features. All work is within the highway right-of-way. The existing Interstate Route H-1, between Palailai Interchange and Kunia Interchange is a 4-lane, 2-lane, two-way divided facility located in the District of Ewa, Island of Oahu. Palailai Interchange, Makakilo Interchange, Kunia Interchange are its contiguous points. The essential purpose of the proposed highway improvement is to increase vehicular capacity between Palailai Interchange and Kunia Interchange accommodating the present as well as provide for the anticipated growth in motorist population. An estimated traffic volume in the existing highway segments, Palailai-Makakilo and Makakilo-Kunia Interchanges, services 25,560 and 39,350 vehicles a day, respectively. Traffic growth is projected to be 59,000 and 84,700 vehicles a day for the year 2005.

PROPOSED MAILI PROJECT, MAILI, WAIANAE, OAHU, City and County of Honolulu Dept. of Housing & Community Development

The City and County proposes to construct 15-one story concrete buildings to house 64 families on the Roman Catholic Church property in Maili, Waianae, as a housing project for the homeless beach dwellers. The project proposes the construction of 15-one story concrete buildings surrounding grass courtyards. Each courtyard grouping will be provided with a convenience center containing kitchen and laundry facilities. This courtyard design promotes community cooperation and an "ohana" atmosphere. Unit sizes will range from 50 SF to 600 SF. Individual units will be provided with electricity but residents must share kitchen and laundry facilities. In addition, 21 units for single occupancy will share bathrooms while the double and family units will contain complete bathrooms. The minimal unit sizes and limited amenities to be provided are intended to discourage permanent use, yet provide for basic shelter needs. The project site is located at Kulaaupuni

and Maliona Sts. in Maili, roughly 0.2 mi. inland of Farrington Hwy. and identified as TMK: 8-7-02:12 and 13. The site contains an area of 74,016 SF. The project site is currently vacant and the surrounding area is in residential use. The gently sloping site is across the street from Maili Elementary School and Playground and a few minutes from grocery stores and beach parks. The site is level and all utilities are available and adequate. No portion of the project site lies within a floodway district or Shoreline Management area. The site is within the State Urban District and designated for residential use in the Development Plan. The site is zoned R-6 urban residential. Exemptions from development requirements related to parking, zoning, development plan, subdivision, electrical code, and park dedication ordinance will be requested of the City Council. The sitework will involve the usual work items such as clearing and grubbing, earthwork, connectors/installation of utility service lines, drainage improvements and landscaping. The intent of the project is to provide a viable housing alternative on the Waianae Coast for the homeless "beach people," many of whom have been living on the beaches because they are unable to pay market rents. Much community desire has been expressed for the development of shelters for the beach people and the proposed project has been supported by the Waianae Community groups and the City and County of Honolulu. The proposed project will provide temporary shelter until residents are able to support themselves and their families and become a part of the neighboring community.

WAIMANALO AGRICULTURAL PROJECT, WAIMANALO, OAHU, Universal Synergetics, Inc./Dept. of Land and Natural Resources

The applicant proposes development of an animal waste processing operation in Waimanalo, Oahu, identified as TMK: 4-1-26:4. It is approx. 3/4 mi. mauka of Kalaniana'ole Hwy. The project



will involve development of agricultural facilities which will utilize digesters, algal spillways (facilities to grow algae) and greenhouse facilities. The proposed operation will provide for approx. 85,000 gallons per day of feed lot waste generated at the adjacent Foremost Dairies to be conveyed to the digester facilities of the project for processing and producing cellulose, single cell protein, methane gas for power generation within the facilities, algae protein, and supernatant for the greenhouse operation to grow tomatoes via hydroponics. The water, after passing through the hydroponics process, will subsequently be filtered and returned to Foremost Dairy for non-potable uses in the form of washdown water. This water will ultimately once again return from the dairy process in the form of dairy waste and once again enter the digester to complete another cycle. In addition to the process features, the project will involve grading as well as construction of roadways, drainage system, water system, and a method of sewage disposal.

WAIMANALO LOT GRADING, WAIMANALO,  
KOOLAUPOKO, OAHU, Living Design/Dept. of  
Land and Natural Resources

The proposed project includes clearing, grubbing and grading 16.0 acres to construct 1) 5 pads which will be used as shade houses for nursery plants, 2) grassed drainage ditches with two rock headwalls and outlets and 3) a 15 ft. wide roadway network which encircles the pads and connects to Mahailua St. The proposed site is located in Waimanalo, Oahu, and identified as TMK: 4-1-27:23 and 24. The site is bordered by Waikupanaha St. to the north, Maunawili Ditch to the south, Mahailua St. to the west and an unnamed stream to the east. The total area of the two parcels of State owned land is 34.55 acres. Infrastructure system needs for agricultural purposes will include approx. 20,000 gals. per day from the Waimanalo Irrigation system and electrical services from the Hawaiian

Electric Co. for items such as lighting and appliances in the work shed. The State Land Use Designation for the project is "Agricultural". The City & County General Plan indicates that the land parcels are in the Agricultural designation. The project is zoned Ag-1, Restricted Agricultural District.

PROPOSED IMPROVEMENTS TO THE KAPAA  
MAINTENANCE YARD, KOOLAUPOKO, OAHU, City  
and County of Honolulu Building Dept.

The proposed action consists of improvements to the existing City & County facilities which accommodate the Division of Refuse Collection and Disposal and the Division of Automotive Equipment Services (AES), located within the Kapaa Maintenance Yard (TMK: 4-2-15:4 and 5). The site is located midway between Mokapu Saddle Rd. and Kalaniana'ole Hwy., and adjacent to the Kapaa Sanitary Landfill. It is situated mauka of the Kapaa Quarry Rd. within lands designated as Public Facility on the Koolaupoko Development Plan Map. The existing Kapaa Maintenance Yard facility is situated on the southern end of the 27.686-acre parcel; roughly five acres of partially improved land on the site are level enough for future use. The total land area presently being used is roughly two acres, not including gravel roadways serving the facility. The weigh station for the landfill is located on site adjacent to the Maintenance Yard facility. The proposed action consists of upgrading the existing facilities to provide safer, more efficient operations to the year 2005. The proposed improvements include the following major elements:

- a) Moderate expansion of the AES yard area from approx 1.3 to 1.8 acres.
- b) A new AES building (to replace the existing corrugated metal shop converted from a former rock crusher structure) with increased shop, office space, locker and shower facilities.
- c) A separate building for AES tire storage and landfill office.

- d) Improved facilities for Refuse Collection and Landfill.
- e) Improved and new vehicular and equipment parking facilities.
- f) Relocated fuel storage with increased capacity and improved pumping facility.
- g) New roadways and paving improvements to existing roadways.
- h) New chain link fence (portion of base yard).
- i) Security lighting improvements.
- j) Landscaping.

DEVELOPMENT OF THE NANI PUA GARDENS II  
AT KANEOHE, OAHU, Hawaii Housing  
Authority

The Nani Pua Gardens II proposed project is a subdivision that will consist of 99 single family homes on approx. 20 acres of land located in Kaneohe, Oahu. The Koolaupoko Development Plan designates the sites as Preservation. The proposed project will deviate from the minimum lot sizes and lot width provisions but will meet all other applicable requirements such as building height, yard setbacks and street standards. The sites are located on 20.4 acres of land on both sides of Kaneohe Stream, about 2,500 ft. makai of Kamehameha Hwy. and 2,000 ft. mauka of Kaneohe Bay. Access to the site on the "Kahuku side" of Kaneohe Stream is from Waikalua Pl. which intersects with Waikalua Rd. This site includes TMK: 4-5-08:1 and 4-5-09:1. Access to the site on the "Kailua side" of Kaneohe Stream is from Wena St., which intersects with Hilinai St. and connects to Puohala St. and Pua Inia St. for access to regional highways. This site includes TMK: 4-5-30: portion of 1, 40 and 41. The project site is located within the State's urban district. It is therefore in conformance with the State land use law. Nani Pua Gardens II will provide single-family detached homes on lots ranging in size from 3,750 to 18,000 sq. ft. The homes will be similar to those previously constructed at Nani Pua Gardens. All units will provide 3 bedrooms, 1-1/2 or 2 baths, and an

attached 2-car carport. The project will provide homeownership opportunities to moderate-income and gap group families. Implementation will help achieve one of the mandates of the Hawaii Housing Authority (HHA) by making available affordable housing to the people of Hawaii.

AMENDMENTS TO THE REVISED NOTICE OF  
NEGATIVE DECLARATION FOR THE WAILEHUA  
ROAD DRAINAGE IMPROVEMENT PROJECT,  
KAHALUU, OAHU, City and County of  
Honolulu Dept. of Public Works

The Revised Notice of Negative Declaration which was published in OEQC Bulletin No. 21 on December 8, 1984, states that "the proposed Wailehua Rd. drainage system will be located entirely within City and State road rights-of-way. Furthermore, acquisition of land will not be required". The environmental document is amended by deleting the above statements as recent developments have made them invalid. The outlet portion of the drainage system, which was originally planned to be constructed within the Kamehameha Hwy. shoulder area, will be shifted about 10 ft. in the mauka direction. This will place it within private properties and will result in the City having to acquire drainage easements. The reason for this change is that the Dept. of Transportation, State of Hawaii plans to improve the shoulder areas of Kamehameha Hwy. These shoulder improvement plans will cause major conflicts with the drainage system plans and are serious enough to eventually force relocation of the system. To avoid this additional expense, the drainage system alignment has been modified. The new location of the outlet portion of the drainage system has been determined to be the best solution. The modified plans will shift the outlet only 10 ft. and still use the marsh mauka of the highway as a sediment basin. The project location is identified as TMK: 4-7-14 along Wailehua Rd. and Kamehameha Hwy.



CONSTRUCTION OF A TRAINING CENTER FOR  
ELECTRICAL WORKERS WITH OVERNIGHT  
ACCOMMODATIONS, PUPUKEA, OAHU, PECA-IBEW  
Training Fund/City and County of  
Honolulu Dept. of Land Utilization

The applicant is a joint industry/union trust fund, set up by the Pacific Electrical Contractors Association (PECA) and the International Brotherhood of Electrical Workers, Local Union 1186 (IBEW) to provide training, general education and related benefits to participants and beneficiaries - primarily IBEW members employed by PECA members. The proposed project is to establish a training facility for electrical workers consisting of a training building, residential buildings, a caretaker's residence, a maintenance building, parking, and small accessory structures. The proposed facility will serve as a school to train apprentices and to upgrade the skills of electrical industry workers. The residential accommodations will allow trainees, including those from the neighbor islands, to reside outside for courses conducted over several days. The facility will be designed to accommodate groups of up to 80 trainees. "Residential" structures are proposed containing about 32 double- occupancy lodging units, yielding overnight accommodations for 64 persons. The project location is 59-412 Kamehameha Hwy., Pupukey, Oahu, identified as TMK: 5-9-05:17, Por. 69. The property totals approx. 6 acres and abuts Kamehameha Hwy. on the north; Sunset Beach Neighborhood Park and Sunset Beach Elementary School on the east; and additional Uwila Ranch property owned by the applicant on the south and west. Currently, the applicant is seeking to rezone the makai and mauka portions of the site to B-2 and R-6, respectively. The site also lies within the Special Management Area and therefore the proposed project requires a Special Management Area Use Permit.

CONSTRUCTION OF KANOELANI ELEMENTARY  
SCHOOL 4-CLASSROOM BUILDING, WAIPAHU,  
OAHU, Dept. of Accounting and General  
Services for the Dept. of Education

This project is to construct a single-story concrete and masonry building of approx. 4,300 SF which will consist of four regular classrooms and toilets. The project will be constructed within the existing school campus at 44-1091 Oli Loop, Waipahu, and no land will be removed from the tax base. The building will be sited in an area that was set aside to accommodate increase in enrollment. The project will provide the school with a much-needed facility to implement its program in accordance with the Educational Specifications. The temporary dust, noise and silting which would occur during construction will be controlled by application of appropriate pollution control measures.

CONSTRUCTION OF MAUKA LANI ELEMENTARY  
SCHOOL DINING ROOM, EWA BEACH, OAHU,  
Dept. of Accounting and General Services  
for the Dept. of Education

This project is to construct a single-story concrete and masonry dining room of approx. 4,300 SF which will consist of separate dining areas for students and staff, storage rooms, toilets, and a custodial center. The project will be constructed within the existing school campus at 92-1300 Panana St. and no land will be removed from the tax base. The project will provide the school with a much-needed facility for its school lunch program in accordance with the Educational Specifications.

CONSTRUCTION OF NANAKULI ELEMENTARY  
SCHOOL SERVING KITCHEN/DINING BUILDING,  
WAIANAE, OAHU, Dept. of Accounting and  
General Services for the Dept. of  
Education

This project is to construct a single story concrete and masonry serving kitchen and dining room building of

approx. 5,000 SF. The building will consist of a food serving area, teachers and student dining areas, dish and can washing areas, storage, toilets and utility areas. The project will be constructed within the existing school campus at 89-778 Haleakala Ave., Waianae, and no land will be removed from the tax base. The project will provide the school with a much-needed sanitary facility for its school lunch program in accordance with the Educational Specifications. The temporary dust, noise and silting which would occur during construction will be controlled by application of appropriate pollution control measures.

CONSTRUCTION OF LEIHOKU ELEMENTARY SCHOOL SERVING KITCHEN/DINING BUILDING, WAIANAE, OAHU, Dept. of Accounting and General Services for the Dept. of Education

This project is to construct a single-story concrete and masonry serving kitchen/dining room building of approx. 7,400 SF. The building will consist of a food serving area, teachers and students dining areas, dish and can washing area, storage, toilets and utility area. The project will be constructed within the existing school campus at 86-285 Leihoku St., Waianae, and no land will be removed from the tax base. The project will provide the school with a much-needed sanitary facility for its school lunch program in accordance with the Educational Specifications.

KAHUKU HIGH AND ELEMENTARY SCHOOL 12-CLASSROOM BUILDING, KAHUKU, OAHU, Dept. of Accounting and General Services for the Dept. of Education

This project consists of constructing a 2-story concrete and masonry building of approx. 18,317 SF. consisting of 12 classrooms, restrooms, and teachers' work center. Since the project will be constructed within the existing school campus, no land will be removed from the

tax base. The project will provide the school with a much-needed classroom facility to implement its program in accordance with the Educational Specifications. The temporary dust, noise and silting which would occur during construction will be controlled by application of appropriate pollution control measures.

MAUI

PROPOSED CONSTRUCTION OF 2,300 SQUARE FOOT ONE-STORY OFFICE BUILDING WITHIN THE LAHAINA NATIONAL HISTORIC LANDMARK DISTRICT, LAHAINA, MAUI, Mr. J.G. Vannoy/Maui Planning Commission

The project involves the construction of a 2,300 SF commercial building located within the Lahaina National Historic Landmark Boundary on the south side of Dickenson St., about midway between Luakini and Wainee Sts. The properties are designated as TMK: 4-6-08:29 and 65. The applicant proposes to consolidate the subject properties, remove the concrete slabs and miscellaneous debris onsite and develop a one-story 2,300 SF commercial building and five parking stalls. Access to the project will be from Dickenson St. through parcel 29. The subject properties are currently undeveloped containing old concrete building foundations covering approx. 50% of the ground. In addition, a portion of the entrance road to the Lahaina Place parking lot is constructed on the site.

MOLOKAI

CONSERVATION DISTRICT USE APPLICATION FOR A SHORELINE ROCK REVETMENT AT WAIALUA, MOLOKAI, Dr. Carl Y. Watanabe/Dept. of Land and Natural Resources

The applicant proposes construction of a rock revetment along the shoreline fronting lands identified as TMK:

5-7-01:65, lots 1 and 3 at Waialua, Molokai. The 2-level beachfront properties are situated approx. 19 mi. east of Kaunakakai on Kamehameha V Hwy. Wave action has severely eroded the subject parcels and the rock revetment is needed to prevent further erosion. The proposed revetment is to follow a design recommended by the U.S. Corp of Engineers Pacific Ocean Division. The revetment is to be approx. 2' above the beach approx. 18' deep extending a length of 273' along the shoreline.

CONSTRUCTION OF A SMALL BOAT LAUNCHING RAMP AT KALAUPAPA, MOLOKAI, Dept. of Health Communicable Disease Division

The objective of this project is to provide the residents of Kalaupapa Settlement with a facility to safely launch and retrieve their small, trailer-mounted fishing boats. The ramp would be constructed in the industrial area of the Kalaupapa Leprosy Settlement on the Island of Molokai offshore of TMK: 6-1-1:1. The preferred site is west of and across Damien Rd. from the Quonset lumber storage building and about 1/4 mi. north of the barge landing. The project will impact an area approx. 280' X 30' of which an area 20' X 30' is below the high water line. The approach and ramp site will be shaped with a bulldozer to obtain a 10% slope. A reinforced poured concrete slab 20' X 100' X 8" will extend to the shoreline. The portion below the waterline will be constructed of pre-cast concrete sections 20' X 12" X 8" bolted together to obtain a total length of about 20 ft. No dredging will be involved and any waste material generated during construction will be trucked to the village dump. No other facilities will be constructed. All materials and labor involved in the design and construction of this project are being donated by volunteers from the Congress of Hawaiian People and the patient community. Upon completion, the ramp and the site will continue to be maintained by the State of Hawaii Dept.

of Health and the National Park Service maintenance crews. The actual site of the boat ramp is in an area of Kalaupapa Settlement which has been substantially modified by past construction. The area immediately adjacent to Damien Rd. has been leveled and used to stockpile sand and gravel.

HAWAII

INSTALLATION OF THE WAIAKEA CAMP 7 RESERVOIR AND SUPPORTING FACILITIES, HILO, HAWAII, County of Hawaii Dept. of Water Supply

This project will primarily consist of the installation of a 0.5 million gallon concrete reservoir, a booster pump station with necessary control systems, transmission pipeline, and appurtenances. Other off-site improvements will be made to the booster stations at Camp 6 and the existing Camp 7 reservoir. A control system will be installed at the Delima Reservoir. The project is necessary to improve the existing water system capabilities to accommodate increasing water demands. This project is located in the Hilo Water System South System which is supplied by a spring source (Waiakea-Uka Springs in the southwest side of Hilo) and the groundwater source (Panaewa Well Nos. 1, 2 and 3 in the southwest side of Hilo). Presently, due to the limited capacity of the existing Camp 7 reservoir, the Department must almost daily, pump water from the groundwater sources at Panaewa into the existing Camp 7 reservoir as well as supply water from the Waiakea-Uka Springs. With the implementation of this project, more spring water may be made available during the wet seasons and more water may be pumped up from the groundwater sources during drier seasons. The project will alleviate the bottleneck conditions that have more frequently occurred within the last 10 years. It will provide back-up storage during the critically low rainfall periods, and enable normal growth to proceed. The

growing demand for water by agricultural and residential activities will be able to be fulfilled with the completion of the project. Unless the project is constructed, developments that could otherwise enhance the economic growth of the area will have to be delayed until such time that water can be made available. The specifications for the pump, motor, piping, reservoir, and appurtenances will follow the Department's engineering criteria. The work will involve:

- a) Camp 6 Reservoir/Booster Site--pump, motor and electrical work, pressure reducing station.
- b) New and existing Camp 7 Reservoir/Booster Site Pump motor and electrical work, reservoir, site work and buildings, chlorination system.
- c) Hoaka Road--12-inch transmission pipeline.
- d) DeLima Reservoir Site--telemetering circuit.

The areas which the proposed project will serve are characterized with various land use types. The areas are comprehensively zoned to accommodate the expansion of all land use types, including agricultural, industrial, commercial, and residential developments.

PROPOSED SUBDIVISION OF A PORTION OF HAWAII NATIONAL GUARD SITE FOR THE 201ST MOBILE COMMUNICATIONS SQUADRON FACILITIES AT KEAUKAHA MILITARY RESERVATION, HILO, HAWAII, State of Hawaii Dept. of Defense/Dept. of Land and Natural Resources

The proposed action involves subdivision of a 5.5 acre portion of the Hawaii National Guard site for the 201st Mobile Communications Squadron (MCS) facilities at Keaukaha Military Reservation, Hilo, Hawaii, at TMK: 3rd/2-1-12:3 portion. The proposed project consists of the construction of operations, maintenance and training facilities to house the 201st (MCS) which will be permanently stationed on the Island of Hawaii. Principal facilities to be constructed include: a Communications/Electronics

Training Facility of approx. 13,402 SF, and an Automotive Maintenance/Aerospace Ground Equipment Shop/Mobility Storage Facility of approx. 7,668 SF. The project will utilize approx. five acres and will include mobile equipment and vehicular parking area. The proposed site is an unused parcel on a military reservation designated for the Hawaii National Guard. The site is adjacent to an area used by the Army National Guard for annual training. The parcel is overgrown with thick underbrush and trees and is used principally for jungle training. Northeast of the parcel are parking facilities for Hilo Airport. The new facilities will provide adequate office, maintenance and training areas to fulfill the operational and support requirements of the 201st MCS on the Island of Hawaii and are essential to its relocation plan for Hawaii.

CONSERVATION DISTRICT USE APPLICATION FOR A MOORING OF A FISHING PLATFORM FOR COMMERCIAL AND RESEARCH USE OFFSHORE OF KAILUA, KONA, HAWAII, Mr. Rick Gaffney/Dept. of Land and Natural Resources

The applicant proposes to set a mooring on submerged lands located in the area between the 500 and 1000 fathom isobath of Kailua-Kona, Hawaii (@19 N 156 03' W) to establish a fishing platform for commercial and research use. A converted ocean-going barge measuring 250' X 55' X 15' is being planned, designed and equipped to serve as a fish aggregating device accessible for on-board fishing. Anglers will board the platform from a shuttle craft and fish during daylight and night time hours. The Fishing Island will also house amenities for the fishermen, a working marine research laboratory and be used as a base for the rearing of mahimahi. The State's Fish Aggregating Device and OTEC programs have both proven that floating objects attract and aggregate schools of aku and ahi as well as mahimahi and other pelagic fish. The Fishing Island will go one step further and actually breed and raise mahimahi

for release into the ocean. The objective is to provide a fishing platform for recreational anglers in the local community and the tourist trade, as well as a permanent offshore research station available to marine scientists and fisheries agencies, and a base for cage culture of tank-reared mahimahi. The proposed mooring would be installed at an approx. depth of 500-1,000 fathoms and consist of an anchor weighing 15,500 lb., 1,580 ft. of 3" chain weighing 56.5 tons, and 4,950 ft. of 2-1/4" wire rope weighing 22.1 tons. The area proposed for the mooring is composed of sand, silt and rubble.

PROPOSED ACTIVITIES AND IMPROVEMENTS  
WITHIN THE 20-FOOT SHORELINE SETBACK  
AREA OF THE COUNTY OF HAWAII,  
KAILUA-KONA, HAWAII, Inns Investment  
Co./County of Hawaii Planning Dept.

The proposal is to allow the demolition of the existing 44-unit Waiaka Lodge and to allow the construction of a restaurant complex and related improvements at the site of the Spindrifter Restaurant and Waiaka Lodge complex. The project site is located on the makai side of Alii Dr. on the south side of Hale Halawai Park in Kailua Village, Kailua-Kona, Hawaii, TMK: 7-5-08:9. The existing non-conforming Spindrifter Restaurant (already within minimum 20-ft. shoreline setback area) will be retained while the existing 44-unit, 2-story non-conforming (within shoreline setback area) Waiaka Lodge buildings (constructed in 1956) will be demolished. A new two-story restaurant complex is proposed to be constructed at the present location of the Waiaka Lodge. However, the new proposed structure will not project into the minimum 20-ft. shoreline setback area. The proposed activities and improvements within the shoreline setback area include:

1. The demolition of existing structures that are already within the shoreline setback area.

Portions of the structures are situated approx. seven ft. from the shoreline.

2. Use of demolition and construction equipment.
3. Installation of landscaping and irrigation system.
4. Installation of a 4-ft. wide lateral and mauka-makai public pedestrian shoreline access with signage and related improvements.

The proposed new two-story structure will contain parking for approx. 80 vehicles on the ground level and the second floor would consist of three restaurants with a combined floor area of approx. 16,500 SF. The proposed structure will be constructed of wood and heavy timber and will average approx. 35 ft. in height. Additionally, there would be a wooden boardwalk outside of the restaurants' dining area, running parallel to the shoreline. The new restaurant complex will also contain an observation tower not exceeding 45 ft. in height. The proposed new restaurant complex will have a 20 ft. structural separation between the existing Spindrifter Restaurant.

REGISTER OF SHORELINE PROTECTION ACT  
DOCUMENTS

The projects listed in this section have been filed with County agencies pursuant to Chapter 205A, HRS as amended, relating to the Special Management Area of each county. For additional information, please call the pertinent county agency:

Hawaii Planning Dept. 961-8288;  
Hnl. Dept. of Land Utilization 523-4077;  
Kauai Planning Dept. 245-3919;  
Maui Planning Dept. 244-7735.

CONSTRUCTION OF A 33-UNIT RESIDENTIAL  
"HEEIA LANDING SUBDIVISION", HEEIA,  
KOOLAUPOKO, OAHU, The McCormack  
Corporation/City and County of Honolulu  
Dept. of Land Utilization

The applicant proposes to construct a 33-lot subdivision which will be known as the "Heeia Landing Subdivision". The project will be situated on 6.5 acres in Heeia, Koolaupoko, Oahu. The majority of land is owned by Guy Kearny Harrison. However, a small portion is owned by the B.P. Bishop Estate. The property is located at what may be described as the fringe of the urbanized town of Kaneohe and at the makai end of Ipuka St. Ipuka St. is a fully developed subdivision street with an undeveloped terminus at the primary access point of the subject property. The property has approx. 950 ft. of shoreline on its north-northeast boundary while its south and southwest boundary abuts King Intermediate School and a City & County Corp. Yard. The northwest boundary abuts a narrow strip of vacant land with dense underbrush in much the same unkept condition as the subject property. The project site is located makai and east of Heeia wetlands. The property is separated from the wetlands by the Alii Bluffs Subdivision and Kamehameha Hwy. The property includes TMK: 4-6-04:11 and 4-6-05:1 (Por.) & 5. The majority of the site is zoned R-6 residential. However, a small portion within Heeia Fishpond and the lands directly adjacent to Heeia Fishpond within Bishop Estate Property is zoned p-1 (preservation). The Harrison property is one of the last pieces of ocean front property adjacent to Kaneohe Bay which is suitable for residential development. Development of the property through creation of 33 residential lots will provide an opportunity for home ownership and a spectacular view. The subdivision will be an attractive residential community designed to fit its surroundings with a minimal adverse effect on both physical and socio-cultural environment of the neighborhood and surrounding community; and to establish stronger visual relationship between existing neighborhood and Kaneohe Bay. Construction of subdivision improvements is anticipated to begin in the second quarter of 1986. It will take approx. 3 months to complete all subdivision

improvements. House construction by individual lot owners could begin anytime thereafter.

#### NEPA DOCUMENT

The following document has been prepared pursuant to the requirements of the National Environmental Policy Act of 1969. Contact the Office of Environmental Quality Control for more information at 548-6915.

PROPOSED PARKING LOT - BUILDING 301 AT  
DIAMOND HEAD CRATER, HONOLULU, OAHU,  
State of Hawaii Dept. of Defense, Hawaii  
Army National Guard

#### Finding of No Significant Impact

This project is also listed as a negative declaration. Please refer to Page 3 of this Bulletin for the project information.

#### ENVIRONMENTAL IMPACT STATEMENTS

EIS's listed in this section are available for review at the following public depositories: Office of Environmental Quality Control; Legislative Reference Bureau; Municipal Reference and Records Center (Oahu EIS's); Hamilton Library; State Main Library and the Kaimuki, Kaneohe, Pearl City, Hilo, Wailuku and Lihue Regional Libraries. Statements are also available at State Branch Libraries that are in proximity to the site of a proposed action (indicated by project description).

Comments on the following EIS's may be sent to: 1) the accepting authority; and 2) the proposing agency. Please note the deadline date for submitting written comments on the EIS.



DRAFT SUPPLEMENTAL EIS - AMENDMENT TO  
THE MAUNA KEA SCIENCE RESERVE COMPLEX  
DEVELOPMENT PLAN (SRCDP) FOR  
CONSTRUCTION CAMP HOUSING AT HALE  
POHAKU, MAUNA KEA, HAMAKUA, HAWAII,  
University of Hawaii

Because the summit of Mauna Kea is 13,796 ft. high, it is inefficient and physically hazardous for scientists, support staff, and construction workers to go directly from sea-level to work at the summit without acclimatizing themselves for a period of time at an intermediate elevation. For this reason, Hale Pohaku has been used as a construction camp/astronomical research support facility to house people working on the summit because its altitude of approx. 9,000 ft. has been shown to be ideal for acclimatization purposes. Hale Pohaku is located within the boundaries of the critical habitat of the rare and endangered Palila (*Loxioides bailleui*), a bird which is found nowhere else in the world. A letter from the U.S. Dept. of Interior, Fish and Wildlife Service, stating that the project would not be expected to have any significant impacts on the bird or its habitat is appended to this EIS. Hale Pohaku is situated in TMK: 4-4-15:01 (portion) within the Resource Subzone of the State Conservation District. All but approx. 7 acres are within the Mauna Kea Forest Reserve. Due to the probability of overlapping construction of major telescope projects in the near future, a construction camp that can be expanded to accommodate a relatively large number of construction workers over the long term, is required. This facility is also needed now for workers who will be constructing the W.M. Keck Observatory. A 4-acre site, located between the 9130- and 9185-foot elevations on Maunakea, was selected for the camp. The construction camp will be developed in increments, with buildings being constructed only when actually needed. It is anticipated that during the next 15 years from 60 to 140 construction workers will require spaces at Hale Pohaku at one time. Two to four additional buildings will be

required to provide common spaces for cooking, dining and lounge facilities. The camp will generally be occupied on weekdays with workers returning to their homes on weekends. The camp will consist of two remodeled temporary buildings and from 6 to a maximum of 17 new 8-person cabin-like structures. Care will be taken to minimize the removal of mamane trees and disturbance to the area. The buildings will be one story in height, raised off the ground on wood posts, and skirted. They will be nestled in the trees and have exteriors that will blend into the surrounding environment. Access to the construction camp facilities will be on foot from the parking area. All buildings will be connected by walkways of crushed cinder or gravel confined within suitable curbing material. The first increment of development will provide sleeping, dining and lounge areas for 24 to 29 workers. If additional housing is required during the W.M. Keck Observatory construction period, one or two 8-person cabins will be constructed. First phase infrastructure improvements will include drainage improvements, construction and paving of a parking area for 20 vehicles, extension of cold water pipes and electrical conduits and the construction of cesspools. Hot water will be provided by electric water heaters in each building. Potential adverse environmental effects during the construction phase of the project include: increased traffic and temporary generation of emissions from internal combustion engines; dust; disturbance to resident avi-fauna; noise which may disturb resident astronomy personnel; and visual impacts caused by the presence of construction materials stored on-site. Most of these impacts will be short-term and localized; they will only affect the immediate construction area. Mitigating measures will be instituted to minimize the effects. Some potential long-term adverse impacts, resulting from the use of the site for construction camp purposes until the year 2000, include: removal of some vegetation in order to

develop the camp; an increased number of people present in the area which could adversely affect the Palila and resident avian species; some indirect impacts to archaeological sites in area adjacent to the project site that may occur as a result of increased usage of the area and the construction camp will be visible from the paved county road and other locations in the area. The Hale Pohaku Complex Development Plan and the Revised EIS for the Plan set forth various criteria for the development of the Mid-Level Facilities. These criteria, and measures to mitigate adverse environmental effects, are incorporated into this EIS by reference. Most of these measures were also incorporated into CDUAs for the astronomy Mid-Level Facilities and the W.M. Keck Observatory dormitory. It is anticipated that the Board will impose conditions on the construction permit to insure mitigation of adverse effects. The construction and operation of the proposed project will involve the irretrievable commitment of certain natural and fiscal resources. Major resource commitments include land, money, construction materials, manpower and energy. The impacts of using these resources should be weighed against improving the safety and well-being of the workers necessary to construct the telescopes on the mountain. At the present time, it is not legally permissible to insist that all construction workers and support staff live at Hale Pohaku. Because of the risks, however, it is the policy of the UH to encourage acclimatization of all personnel working in the summit area. UH believes that providing adequate housing for construction workers will encourage them to live at Hale Pohaku during the time that they are working on the mountain.

This draft Supplemental EIS is also available for review at the Bond Memorial (Kohala), Kailua-Kona, Mountain View Community-School, Pahoa Community-School, and Thelma Parker Memorial/Waimea area libraries.

Deadline: September 7, 1985.

DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR  
THE PROPOSED KUILIMA RESORT EXPANSION,  
KOOLAULOA DISTRICT, OAHU, Kuilima  
Development Company/City and County of  
Honolulu Dept. of Land Utilization

The proposed Kuilima Resort Expansion site is located on approx. 808 acres at the extreme northern point of the island of Oahu. The property lies on the makai side of Kamehameha Hwy. between Kawela Bay and Kahuku Airport Rd. east of Kahuku Point. The site is bordered on the makai side by Kawela Bay, Turtle Bay, Kuilima Point, Kaihalulu Beach, Kahuku Point and Hanakailio Beach. The property is identified as TMK: 1st Division 5-6-03, 5-7-01, 5-7-03, 5-7-06. The applicant is seeking rezoning of the property to be compatible with the Koolauloa Development Plan (DP) Land Use Map. In addition, the applicant is proposing activities within the Special Management Area (SMA) which will require a Special Management Area Use Permit (SMP). The applicant proposes to expand the facilities of the existing Kuilima Resort, in phases, with hotels, resort condominiums, a commercial area, a renovated 18-hole golf course, 2 public beach parks, a private beach park, a wildlife park, 5 public right-of-ways (R.O.W.s) to the shoreline, an equestrian area, a wildlife preserve and associated infrastructure improvements. At full development, the expanded facilities of the resort is expected to introduce a new visitor population averaging about 4,783 persons on any given day. Those sectors of the region's population who would bear the costs of the proposed resort expansion have been identified as being: the 37 individual lessees of east Kawela Bay parcels, and six agricultural lessees who would be displaced by the proposed action; and region residents opposed to economic and/or resort growth. Those sectors of the region's population who benefit from the project are identified as: future resort job holders; ocean users; region businessmen; and region residents supporting economic growth. The completed resort facilities are

estimated to generate 6,275 direct, indirect and induced jobs on Oahu, of which 3,556 jobs will be located in the region. Provided that appropriate training is available, much of the supply for this on-site labor demand could be met from within the region itself. The applicant is assisting in the development of such programs. The major physical features within the project have been identified as being Kawela Bay, the primary sand dunes near Kahuku Point and the Punahoolapa Marsh. The applicant proposes to divert a major portion of the Kawela Stream runoff into Turtle Bay through the West Main Drain, thereby improving the water quality of the bay; to remove the Kawela Stream deposited silt from the bay. In order to protect the primary sand dunes near Kahuku Point, to dedicate a 37-acre area around these dunes to the County for use as a passive park; and to preserve the Punahoolapa Marsh for its value as a habitat for the Hawaiian Silt, the Hawaiian Coot, the Hawaiian Gallinule and the Hawaiian Duck, all endangered waterbirds. The value of Punahoolapa Marsh as a waterbird habitat will be enhanced by the implementation of improvements established in coordination with the U.S. Fish and Wildlife Service. Adverse or unavoidable environmental effects include: occasional flooding of the proposed golf courses and marsh, dust generation during site clearing activities, potable water consumption, marsh drainage input, loss of agricultural uses, construction noise, electrical power plant emissions, social impacts to those who would bear the costs of the project, additional traffic, solid waste disposal and occasional demand on County protective services. The construction and operation of the proposed project will involve the irretrievable commitment of certain natural and fiscal resources. Major resource commitments include the land upon which structures are actually constructed (does not include open space areas, such as the golf courses, marsh, parks and equestrian area), money, construction materials, manpower and energy. The impacts of using these

resources should, however, be weighed against the economic benefits to the residents of the region, County and State. The major long-term gain of the proposed action is the enhancement of the economic value of the site at the expense of the adverse and unavoidable environmental effects outlined above. Alternatives to the proposed action studied include: no action, no further development, alternative site, less development than proposed and more development than proposed. The applicant's objective is to develop a successful resort on its properties near Kahuku that will be beneficial both to the North Shore region and to the Prudential Insurance Company. Expansion of the resort's facilities will correct the existing resort's lack of "sufficient variety of hotel and condominium choices" and will contribute greatly towards the resort achieving the required critical mass. Furthermore, while assuring its financial viability, this proposal would serve to preserve the physical and aesthetic integrity of the Kuilima Resort. The goal of the applicant is to develop a "neighborhood island-like" resort that is in harmony with the North Shore region.

This draft EIS is also available for review at the Kahuku Community-School Library.

Deadline: September 23, 1985.

DRAFT EIS FOR THE DEVELOPMENT PLAN FOR THE HAWAII OCEAN SCIENCE AND TECHNOLOGY PARK AND PROPOSED EXPANSION OF THE NATURAL ENERGY LABORATORY OF HAWAII AT KEAHOLE, NORTH KONA, HAWAII, High Technology Development Corporation

Previously published July 23, 1985.

This draft EIS is also available for review at the Bond Memorial (Kohala), Holualoa, Kailua-Kona, Kealahou, and Thelma Parker-Memorial (Waimea area) Libraries.

Deadline: August 22, 1985.

DRAFT EIS FOR THE MOANALUA ROAD FROM  
PALI MOMI STREET TO AIEA INTERCHANGE,  
AIEA, OAHU, U.S. Dept of Transportation  
Federal Highway Administration and City  
and County of Honolulu Dept. of Public  
Works

Previously published July 8, 1985.

This draft EIS is also available for  
review at the Aiea Library.

Deadline: August 26, 1985.

DRAFT EIS FOR REZONING FROM AG-1  
AGRICULTURAL DISTRICT TO R-6 RESIDENTIAL  
DISTRICT FOR DEVELOPMENT OF MELEMANU  
WOODLANDS-PHASE III, WAIPIO, EWA, OAHU,  
Towne Realty, Inc./City and County of  
Honolulu Dept. of Land Utilization

Previously published July 8, 1985.

This draft EIS is also available for  
review at Mililani Library.

Deadline: August 22, 1985.

DRAFT EIS FOR HAWAII KAI MARINA ZONING,  
HAWAII KAI, HONOLULU DISTRICT, OAHU,  
Kaiser Development Co./City and County  
of Honolulu Dept. of Land Utilization

Previously published July 8, 1985.

This draft EIS is also available for  
review at the Hawaii Kai Library.

Deadline: August 22, 1985.

EIS'S SUBMITTED FOR ACCEPTANCE. The  
following EIS's have been submitted for  
acceptance and contain comments and  
responses made during the review and  
response period.

FINAL ENVIRONMENTAL IMPACT STATEMENT FOR  
MAUNA LANI RESORT, KALAHUIPUA'A, SOUTH  
KOHALA, HAWAII, Mauna Lani Resort,  
Inc./State Land Use Commission

Previously published July 23, 1985.

This Final EIS is also available for  
review at the Bond Memorial (Kohala),  
Kailua-Kona, and Thelma Parker  
Memorial/Waimea area Libraries.

Status: Accepted by the State Land Use  
Commission on July 23, 1985.

FINAL REVISED EIS FOR ERADICATION OF  
MARIJUANA ON STATE-OWNED AND MANAGED  
CONSERVATION DISTRICT LANDS, ISLAND OF  
KAUAI, Dept. of Land and Natural  
Resources, Division of Forestry and  
Wildlife

Previously published July 23, 1985.

This Final EIS is also available for  
review at the Hanapepe, Kapaa, Koloa,  
and Waimea Libraries.

Status: Currently being processed by  
the OEQC.

#### NOTICES

#### NOTICE OF PUBLIC MEETINGS ON THE MOANALUA ROAD PROJECT - PALI MOMI STREET TO AIEA INTERCHANGE

The City & County of Honolulu, Dept. of  
Public Works has scheduled two public  
meetings for this project which extends  
along Moanalua Rd. from the vicinity of  
Pali Momi St. to Aiea Interchange. The  
first will be an informational meeting  
scheduled to be held on August 8, 1985.  
Following that, a combined corridor and  
design public hearing will be held on  
August 15, 1985. These meetings will  
start at 7:00 p.m. at the Alvah A. Scott  
School Cafetorium, 98-1230 Moanalua Rd.  
The primary purpose of the Aug. 8, 1985,  
informational meeting is to inform the  
general public of the progress of  
studies and to answer questions  
concerning any of the project's  
proposals. The primary purpose of the  
public hearing is to receive evidence  
and formal testimonies which would be

entered into the official record for his project and which the Dept. of Public Works would weigh before decision-making.

PROPOSED AMENDMENT TO THE STATE DEPARTMENT OF SOCIAL SERVICES AND HOUSING, HAWAII HOUSING AUTHORITY EXEMPTION LIST.

Previously published July 23, 1985.

The Environmental Council is reviewing the proposed amendment and is requesting comments from the public. Comments should be sent to:

Mr. James W. Morrow, Chairman  
Environmental Council  
550 Halekauwila Street, Room 301  
Honolulu, Hawaii 96813

Deadline: August 22, 1985.

PROPOSED AMENDMENT TO THE CITY AND COUNTY OF HONOLULU, DEPARTMENT OF PARKS AND RECREATION EXEMPTION LIST.

Previously published July 23, 1985.

The Environmental Council is reviewing the proposed amendment and is requesting comments from the public. Comments should be sent to:

Mr. James W. Morrow, Chairman  
Environmental Council  
550 Halekauwila Street, Room 301  
Honolulu, Hawaii 96813

Deadline: August 22, 1985.

MEETING OF THE STATE ENVIRONMENTAL COUNCIL

Date: August 14, 1985  
Time: 5:00 p.m.  
Place: State Capitol, Senate  
Conference Room #3, Second Floor  
Honolulu, Hawaii

OEQC BULLETIN MAILING LIST

The OEQC will be updating and correcting duplications or errors in the mailing list for the OEQC Bulletin.

If you wish to continue to receive the OEQC Bulletin, please indicate so by returning your address label (with corrections, if any) to:

OEQC  
550 Halekauwila St., Rm. 301  
Honolulu, HI 96813

The deadline for responding is September 20, 1985. Thank you for your assistance in this effort.

OEQC Library

Due to problems with borrowers not returning library books, the OEQC Library will be instituting new borrowing policies as of September 1, 1985. These policies are as follows:

1. All library books may be borrowed for a period of two weeks.
2. Should the borrowed material not be returned within two weeks, overdue notices will be sent out immediately.
3. Borrowers will be assessed a charge of 25¢ per page to replace any materials that are lost or not returned.
4. Borrowers who do not abide by these borrowing policies will not be allowed to borrow any library materials in the future.

Borrowers with outstanding books are asked to return them as soon as possible. Your cooperation will be greatly appreciated.

# OEQC BULLETIN



GEORGE R. ARIYOSHI  
GOVERNOR

LETITIA N. UYEHARA  
DIRECTOR

Volume II

August 23, 1985

No. 16

## REGISTER OF CHAPTER 343, HRS DOCUMENTS

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All Chapter 343, HRS documents submitted for publication in the OEQC Bulletin must be addressed to the Office of Environmental Quality Control, 550 Halekauwila Street, Room 301, Honolulu, Hawaii 96813. Documents addressed otherwise will not be considered for publication.

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### EIS PREPARATION NOTICES

The following proposed actions have been determined to require an environmental impact statement. Anyone can be consulted in the preparation of the EIS by writing to the listed contacts. 30 days are allowed for requests to be a consulted party.

#### CONSERVATION DISTRICT USE APPLICATION FOR PROPOSED WIND ENERGY SYSTEM TOWERS, LINES AND APPURTENANCES, HONOLUA, MAUI, Zond Systems, Inc./Dept. of Land and Natural Resources

The Honolua wind farm project will be developed in three to four phases. Phases I and II are on ridges to the south of the Honolua Valley on agricultural zoned land. Phase III moves over into the Honolua conservation district. Phase IV requires an easement for an electrical transmission line extension across the Honolua Valley. The land in consideration is owned by Maui Land and Pineapple Co., Inc. and is licensed for use to Zond Systems,

Inc., through a long term easement and royalty agreement. The applicant is requesting a conditional use permit to develop the wind energy resource on approx. 50 acres of the designated Honolua conservation district and obtain the right to cross the conservation area with an electrical transmission line. The Honolua conservation area subzone runs east and west directly through Zond's designated easement and use area. The tradewinds, or wind energy conversion systems (WECS) energy resource travels from northeast to southwest 80% of the time directly over the conservation area. In order to move into and use the tradewind regime in the northern area of Zond's easement, it is necessary to cross Honolua Valley with an electrical transmission line. The conservation area has become a necessary extension of the proposed wind farm. Phase III development moves out of agricultural zone and into conservation zone, although there are no differences in land type, contours or vegetation between the conservation area and agricultural area. The conservation area is a natural extension to the wind



farm because of the geophysical location to prevailing winds and attachment to agricultural area. The parcel concerned is located on the northwest end of the island of Maui TMK: 4-2-01. The ridge area is ideally suited for wind energy resource conversion. The objective is to use one of Maui's greatest wind resources in an area with the least amount of impact to the island, its people and its visitors while maximizing Maui's potential to become energy self reliant.

Contact: Mr. Keith Avery  
Zond Systems Inc.  
P.O. Box 12186  
Lahaina, Maui, HI 96761

Deadline: September 23, 1985.

CONSTRUCTION AND MODIFICATIONS OF AN  
ARMOR STONE REVETMENT AT KEAWAKAPU,  
SOUTH KIHAI, MAUI, Mrs. Laurel  
Mossberg/Maui County Planning Dept.

The applicant is proposing to construct and modify an armor stone revetment situated within the property's shoreline setback area. The subject property, identified as TMK: 2-1-10:25, Lot 1-C, is situated along S. Kihei Rd., Keawakapu, Kihei, Maui between the Keawakapu Beach right-of-way and Wailea Drainageway "A." The property is developed with a single family residence and contains approx. 12,977 SF of area and approx. 60 ft. of ocean-frontage along a sandy beach. The original lot experienced major shoreline erosion in 1980 with a loss of approx. 1,460 SF of land area. The property is located in the central portion of an 1,800 ft. long sandy stretch of shoreline. An armor stone revetment has been constructed along the shoreline of the property and on a portion of the adjacent property north of the site without necessary approvals. In 1980, the existing rock revetment was constructed without necessary State and County approvals as an emergency action to provide storm wave protection to the existing residence. The existing revetment is

constructed of 1.5 to 3 ft. diameter basalt stone placed on about a 1:1 slope (vertical:horizontal) to an elevation of approx. +8.5 ft. above mean sea level (msl). The applicant is seeking approval of said revetment. The applicant is also proposing modifications to the existing armor stone revetment. Modifications include the removal of a portion of the existing revetment located on the adjacent north property and the construction of a new 20 ft. extension along the north property boundary. Said extension will consist of 6-12 in. diameter rocks at approx. a 6:1 slope. In addition, a 3-1/2 ft. high wood picket fence will be constructed above the revetment walls. The proposed structural solution has been determined to be the best alternative, although it requires considerable horizontal space due to its sloping design.

Contact: Mr. Stephen J. Pitt, Engineer  
251-B2 Lalo Place  
Kahului, Maui, Hawaii 96732

Deadline: September 23, 1985.

PROPOSED KUKIO BEACH RESORT IN NORTH  
KONA, HAWAII, Huehue Ranch/Hawaii County  
Planning Dept.

The project site, comprising about 675 acres, is located on the west coast of the Island of Hawaii in the district of North Kona at TMK: 7-2-04:05 and 16. Of the total acreage, 672 acres are being requested for a General Plan Amendment. The Queen Kaahumanu Hwy. divides the property into a mauka portion (358 acres) and a makai portion (317 acres). The project site is located adjacent to the existing Kona Village Resort and about 6 mi. north of Keahole Airport. The site is owned by Kaloko Land Corp. and other individual owners, and managed by Huehue Ranch. The master plan for the entire 675-acre project site consists of the following land uses:

- a) **Resort Hotel**(65 acres)--One or two hotel sites, a beach club facility and tennis center.

- b) **Residential** (358 acres)--Several multi-family condominium sites on both the makai and mauka portions of the project site, and low-density single-family units in the mauka portion of the project site.
- c) **Commercial** (5 acres)--A village Center is proposed near the Queen Kaahumanu entrance to the makai portion of the project site.
- d) **Recreation** (175) acres--Proposed recreation amenities include an 18-hole golf course and club house, driving range, equestrian center, and community park. The resort development will be phased along with the infrastructure improvements including site access, installation of water and electrical systems, and the initial incremental phase of the sewerage system.
- e) **Other** (70 acres)--The balance of the project area will be used for roads, sewer treatment plant, utility easements, and open space.

Contact: Phillips, Brandt, Reddick  
and Associates, Inc.  
130 Merchant St., Suite 1111  
Honolulu, HI 96813

With a copy to:  
Planning Department  
County of Hawaii  
25 Aupuni St.  
Hilo, HI 96720

Deadline: September 23, 1985

#### NEGATIVE DECLARATIONS

The following are Negative Declarations or determinations made by proposing or approving agencies that certain proposed actions will not have significant effects on the environment and therefore do not require EIS's (EIS Reg. 1:4p). Publication in the Bulletin of a Negative Declaration initiates a 60-day period during which litigation measures may be instituted. Copies are available at 25 cents per page upon request to the Office. Written comments should be submitted to the agency responsible for

the determination (indicated in project title). The Office would appreciate a copy of your comments.

#### KAUAI

CONSERVATION DISTRICT USE APPLICATION FOR AN AFTER-TH-FACT PERMIT FOR STAIRWAYS ON STATE BEACH LANDS AND REINFORCEMENT OF AN EXISTING SEA WALL AT WAIPOULA, KAWAIHAU, KAUAI, Mr. James Frederick Bolster/Dept. of Land and Natural Resources
--

The applicant proposes two actions at TMK: 4-3-07-11, Waipoula, Kawaihau, Kauai. The first is an after-the-fact approval of two sets of steps set into the seawall protecting the subject property, which lead to the Conservation District. Secondly, the applicant proposes to bolster the foundation of the seawall along approx. the northern third of the wall. The second proposed action will involve the excavation of sand makai of the existing seawall along the affected length of the seawall, and the placement of sand bags around the excavation site to keep the same from refilling the site. This placement of sand bags will be temporary in nature. Following the excavation of sand and placement of the sand bags, plastic "tubes" will be placed along the excavated footing of the seawall, and pump filled with cement, to fill the gaps in the foundation caused by the wave action and to form an additional obstacle to erosion by waves. The sand bags will thereafter be removed, and the area backfilled, with sand eventually covering the cement-filled "tubes" up to the previously exposed base of the seawall. The plastic "tubes" will gradually deteriorate, leaving only the cement as protection and support of the seawall. The proposed action is necessary for safety reasons, as it will result in the protection of the public utilizing the Conservation District and the subject property from injury in the event that the undermined and eroded footing of the seawall should give way,

as well as the protection of property from erosion and wave damage. The steps in the seawall to the beach promote public use of the shoreline, while providing a safer access to the beach from the abutting property.

IMPROVEMENTS TO KULA RICE LOTS DITCH, WAILUA, KAWAIHAU, KAUAI, Dept. of Land and Natural Resources Division of Water and Land Development

The proposed project is to restore the capacity and usefulness of the Kula Rice Lots Ditch through repair of damaged sections and rehabilitation or replacement of system components. The project is on the east coast of Kauai, on the seaward base of Nonou Mountain. Beginning about 7000 ft. inland from Wailua Bay, at the ditch intake on Opaekaa Stream, the project extends nearly 4000 ft. along the northeasterly flowing ditch. The Kula Rice Lots Ditch presently serves the University of Hawaii Agricultural Experiment Station in Wailua and 4 farmers on State lands. In addition, at least 2 others, one a lessee of State land, uses the ditch water for cattle. The following work, located along a 4000 ft. length between the Opaekaa intake and UH outfall, is proposed for this project.

- a. Repair of damaged reaches and removal of obstructions to flow.
- b. Replacement of irreparably damaged sections of concrete lining, flumes, or closed conduits, as appropriate.

Although a properly operating Kula Rice Lots Ditch supplies water fed only by gravity flow, and hence requires no operational cost, occasional infusions of energy in the form of repair and replacement are necessary to maintain that supply. The length of ditch included in this project passes through State and private owned lands identified as TMK: 4-1-01:4, 5, 6, 7, 11, 12, 15; 4-1-02, 8; 4-1-09:2, 6, 20, 58.

CONSERVATION DISTRICT USE APPLICATION FOR COMMERCIAL HIKING TOUR USE AT SEVEN TRAILS ON VARIOUS STATE-OWNED LANDS ON THE ISLAND OF KAUAI, Local Boy Tours/Dept. of Land and Natural Resources

The applicant proposes to conduct commercial hiking tours at the following trails which are within Protective, Protective/Resource, and Resource Subzones Lands:

- 1) Awaawapuhi Trail (TMK: 1-4-1:13 & 14, 5-9-1:1), 2) Canyon Trail (1-4-1:3 & 13), 3) Ditch Trail (1-4-1:3 & 13), 4) Kukui Trail (1-2-1:4, 1-5-1:17), 5) Nonou Mountain (4-2-4:1, 4-4-5), 6) Moloaa Beach to Shell Beach (beach makai of shoreline), and 7) Na Pali Coast-Kona Forest Reserve (5-9-1:1 and 22).

The applicant proposes to conduct personalized, guided hiking tours of small groups consisting of not more than 6. Tours will be conducted by persons with ample knowledge of the areas proposed to be used for hiking. Each tour will last approx. 6-8 hours and will be conducted only during daylight hours. Camping will be conducted by special request and will only take place in the Na Pali-Kona Forest Reserve and the Na Pali Coast State Parks. Places to conduct camping will be on Hanakapiai Beach, Hanakoa Valley and Kalalau Valley and beach area. The proposed tours will be conducted only on established public roads maintained by the government agencies which have jurisdiction over the State Parks and Forest Reserve areas. In addition, various picnic facilities in the park may be utilized. No other permanent or temporary structure or facility on conservation land will be used for the tour operation. The business will be based at 872 Niulani Rd., Kapaa, Kauai. Business will not be solicited in State public recreational areas.

OAHU-KAUAI MICROWAVE SYSTEM TOWER AT KILOHANA, KAUAI, Dept. of Accounting and General Services Division of Public Works

This project consists of the construction of a 100-ft. high tower and a 10-ft. by 10 ft. radio equipment building at Kilohana, TMK: 3-4-5:04. This tower will be built in lieu of the 80 ft. tower with a 10' x 10' transmitter building at Kalepa Ridge (which was published in the June 23, 1984 OEQC Bulletin). The project will provide the Dept. of Accounting and General Services with a much-needed facility to link up its microwave communication system between Oahu and Kauai. The facilities will also be utilized by the Kauai Civil Defense for its islandwide communications network.

OAHU

MAUNALUA BAY BOAT LAUNCHING FACILITY IMPROVEMENTS, HONOLULU, OAHU, Dept. of Transportation Harbors Division

The proposed project consists of constructing a paved parking area, approx. 60,000 SF, for boat trailers and cars using the existing boat launching ramp. It will also include a 24-ft. wide paved access roadway from the Kalaniana'ole Hwy. intersection opposite Hawaii Kai Dr. to the parking area. Two solar-powered light poles are to be installed as part of a demonstration project in conjunction with this project. Paving the parking area will reduce some of the muddy conditions and eliminate the potholes. There will be more surface rain runoff from the paved area which will be diverted towards the ocean. However, there will not be any damage to the coastal zone. The solar-powered light poles will provide limited night illumination at the launch ramp and along the access road.

ARMORY ADDITION PROJECT AT WAHIAWA, OAHU, Dept. of Defense

The proposed project consists of constructing an addition to the existing Wahiawa Armory and expanding the armory's parking lot that is located across Leilehua Golf Course Rd. adjacent to the armory. The armory addition will add approx. 30,041 SF of floor area to the armory to include an armory alteration of 12,957 SF. The project will be constructed as an integral addition to the present Wahiawa Armory and will generally follow the same construction and architectural style as the existing facility. The addition will house administrative, operations and logistical support offices for one Hawaii Army National Guard unit, programmed for assignment to the armory, as well as upgrade the existing areas occupied by 3 other units. The parking lot expansion will provide additional parking space needed to eliminate the present situation of having to park in a "No Parking Zone" on the public highway.

COLD STORAGE AND WAREHOUSE FACILITIES NEAR PIER 33, HONOLULU HARBOR, OAHU, State Dept. of Transportation Harbors Division

The proposed project is to build and operate a cold storage and warehouse facilities near Pier 33, Honolulu Harbor. The warehouse structure will occupy approx. 35,000 SF. Within the structure will be a second floor of about 1,400 SF for office purpose. The warehouse will have 28' high walls enclosing a chiller room, 2 freezers, toilet facilities, a loading dock, and a storage area. Parking and loading areas will also be part of the complex. All utilities will be properly installed. The premises will be used for the collection, warehousing, distribution, and shipping (inter-island and overseas) of refrigerated cargo and commodities and other related waterfront activities. The proposed area for improvement is a vacant area paved with asphaltic concrete for parking purposes. It is situated among other industrial uses within the Honolulu Harbor complex.

RENOVATION TO MISSION HOUSES SITE,  
HONOLULU, OAHU, Hawaiian Mission  
Children's Society/Hawaii Community  
Development Authority

The applicant proposes to construct an addition of 6,399 SF to an existing Library Building and to demolish a pavilion, wood frame yard equipment building and metal storage building totaling 911 SF. The specific improvements proposed would include:

- a) construction of a 2nd floor over a portion of the Library Building for relocating existing staff and stored equipment from the Mission Houses Museum;
- b) addition of a room on the mauka side of the Library for relocation of the Gift Shop and its stored materials which are presently located in the Chamberlain House;
- c) addition of a storage area on the makai side of the Library and an air-conditioned room is proposed;
- d) demolition of a wood frame yard equipment building and a metal storage building to be replaced by a multi-purpose room, a kitchen and a lanai on the mauka side of the Library, to be used as an area for demonstrating early missionary crafts such as quilt-making and sewing; and
- e) demolition of the pavilion near the corner of Kawaiahao and King Sts., and a new lanai area to serve as an orientation area replacing the function of the pavilion.

FUEL STORAGE ADDITION, HONOLULU  
INTERNATIONAL AIRPORT, SAND ISLAND  
ACCESS ROAD, OAHU, Honolulu Fueling  
Facilities Corp./State Dept. of  
Transportation

The applicant proposes fuel storage additions at the oil terminal (bulk plant) site of Lot 3 and Lot 2 on Sand Island Access Rd. near the Bascule Bridge to Sand Island identified as TMK: 1-2-25:20 and 21. The 1st phase of the project involves adding 4 new

aviation fuel tanks plus a small water tank to Lot 3 where 4 tanks presently exist and adding a foam pumphouse building for fire protection. The 2nd phase involves adding 2 fuel tanks on Lot 3 and 2 fuel tanks on the adjacent Lot 2. Lots 3 and 2 have frontages on Sand Island Access Rd. and are bounded by Access Rds. on both the north and south ends of the property. The rear of Lots 3 and 2 are bounded by parking lots of the Keehi Boat Harbor, Harbors Division. The new tanks are proposed to be 10 ft. higher than the existing 50-ft. high tanks. This additional 10 ft. will not be significant to any nearby person, automobile or boat but this enables the tank diameter to be less for a given tank volume. The terminal storage sites at Sand Island Access Rd. are in an area suggested by the Dept. of Transportation in 1963 after the original site in 1962 on Lagoon Dr. was found to be unsatisfactory for large above-ground storage tanks by the Civil Aeronautics Board (Federal Aviation Administration).

CONSOLIDATION OF THE FORMER ST.  
AUGUSTINE SCHOOL, WAIKIKI, OAHU, Dept.  
of Land and Natural Resources

The action involves a consolidation of the numerous land court parcels comprising the former St. Augustine School site which the State had acquired from the Roman Catholic Church. The land court parcels have a combined area of 67,950 SF. The consolidation process requires only administrative processing and no physical or on site-work is required. The property has street frontage on both Paoakalani Ave. and Ohua Ave. identified as TMK: 2-6-25:2, 8, and 25. There are 3 dwellings which were on the property at the time the State acquired it. The parcel is currently encumbered by a 10-year lease issued to the Waikiki Community Center.

MAUI

SOUTH KIHAI ROAD DRAINAGE PROJECT,  
KIHAI, MAUI, Richard M. Sato &  
Associates, Inc./County of Maui Dept of  
Public Works

The project consists of the installation of approx. 1,840 ft. of drainlines and concrete box culverts, a 150 ft. concrete-lined open channel, storm drain manholes and catch basins. All necessary appurtenances, pipe cushion material pavement restoration, lowering of existing waterlines and traffic control during construction are part of the project. The purpose of this action is to enable the County of Maui to construct or coordinate construction of major and internal drainage facilities along Kihei Rd. between Welakahao St. and Auhane Rd. Design for the project will be concentrated on the area between Kapuna St. and Alahele Pl.

HAWAII

PROPOSED IMPROVEMENTS WITHIN THE MINIMUM  
20-FOOT SHORELINE SETBACK AREA, NORTH  
KONA, HAWAII, Mr. Stephen B.  
Drogin/Hawaii County Planning Dept.

The applicant proposes construction of a dwelling unit addition which will be attached to an existing single-family dwelling. The subject area consists of a total 12,707 SF and is located makai of Ali'i Dr. in La'aloa 1st-Kapalaalaea 2nd, N. Kona, Hawaii, TMK: 7-7-10:18. The proposed project includes the construction of a 786 SF dwelling unit; 2 covered lanais, and a swimming pool with a waterfall on the makai end. A redwood sundeck will structurally attach to the existing single-family dwelling. A 2-ft. wide mauka-makai public access pathway/wall and stairs is proposed to be built at grade from Ali'i Dr. to the shoreline. Specifically proposed within the 20-ft. shoreline setback area are the following: 1) approx. 150 SF of the

restroom and master suite; 2) 238 SF of lanai area; 3) approx. 143 SF of the swimming pool inclusive of the waterfall/lava rockwall and adjoining planters. The waterfall/rockwall at its maximum height is depicted to be approx. 13 ft.; 4) approx. 40 SF of the redwood sundeck; and 5) steel pillars with concrete pilings will support the proposed dwelling unit. The subject property was created as a result of the consolidation of 2 separate lots in 1984 and contains a non-conforming single-family dwelling.

HAWAII BELT ROAD, SECTION 19-H, NORTH  
HILO, HAWAII, State Dept. of  
Transportation

The proposed highway project involves the realigning of a portion of Route 19, Hawaii Belt Rd., in the vicinity of the existing Kapehu Camp, North Hilo, a distance of approx. 1 mi. The new facility would be a limited access, two-lane roadway with the latest safety features incorporated into the design. The essential purpose of the proposed highway improvement is to provide an upgraded roadway facility that traverses Kaalau and Kapehu Streams. It would provide bridge crossings at both streamways, together with roadway approaches, that are to be in conformance with current State and Federal highway design standards. The preferred alignment begins on the existing Hawaii Belt Rd. approx. 1/2 mi. west of Kapehu Camp, and extends in a southeasterly direction along the abandoned railroad alignment, spanning Papele-Kaalau Stream with a new bridge 250 ft. downstream of the existing Kaalau Bridge. The alignment continues southeasterly on the outskirts of Kapehu Camp to another new bridge crossing at Kapehu Stream, approx. 500 ft. downstream of the existing Kapehu Bridge. The new roadway will then tie back into the Hawaii Belt Rd. about 1/2 mi. east of Kapehu Camp. The proposed facility will consist of a 40-ft. wide paved roadway incorporating the



following design features: a) standard 12-ft. wide paved travel lanes; b) standard 8-ft. wide paved shoulders; c) drainage system to adequately convey storm runoff; d) design speed of 60 miles per hour (mph) with a reduction to a minimum of 50 mph where necessary and a probable posted speed limit of 45 mph; e) reflectorized road markers and guardrails; f) partially controlled access with possible fencing along portions of the highway to prevent unwanted and likely intrusion of animals, people, vehicles, machines, etc. from outside the right-of-way line, into the vicinity of moving vehicles; g) minimum horizontal curve radius of 2000 ft; h) maximum profile grade of 4.5 percent; and i) maximum superelevation of 6.0 percent.

SOUTH KOHALA RESORT IMPROVEMENTS TO THE  
40-FOOT SHORELINE SETBACK AREA,  
KAWAIHAE, HAWAII, Mauna Kea Properties,  
Inc./Hawaii County Planning Dept.

Mauna Kea Properties, Inc. (MKP) proposes to develop a self-contained oceanfront resort adjacent to and south of Mauna Kea Resort in Kawaihāe, island of Hawaii. The focus of the resort, to be known as South Kohala Resort, will be a luxury-class hotel and tennis club, an 18-hole championship golf course and clubhouse. Also planned are multifamily and single-family residential units, unimproved lots, a beach club, a recreation community center and support and maintenance facilities. Of the proposed projects, MKP plans to construct on the seaward portion of the resort the hotel and tennis club, a condominium project called The Bluffs, and the beach club for resort resident use. The subject shoreline area stretches from State land at its southern boundary to the Mauna Kea Resort at its northern boundary. The southernmost portion of the shoreline area encompasses a portion of the sandy beach at Hapuna Bay. The northern portion of the area ends at Kauna'oa Bay. The shoreline area has been

maintained in its natural state and is characterized by low trees, shrubs and grasses typical of dry areas along the west Hawaii coast. The area is generally rocky with some areas of thin sand covering lava rock. The shoreline area is readily accessible to visitors and the general public using the existing natural shoreline pathway. An application for variance from shoreline setback requirements is being submitted to allow the developer to enhance the shoreline area's appearance, usage and safety. The shoreline area fronting the proposed makai South Kohala Resort facilities will essentially be maintained in open space. No buildings or other structural improvements will be built within 40 ft. of the certified shoreline, including walls, fences or other structural demarcation. The improvements proposed for the 40-ft. setback area include:

- a) **Landscaping**--The applicant proposes to extend landscaping from the development sites into the 40-ft. shoreline setback area to carry forth a continuous, maintained garden setting to the beach and rock areas of the shoreline. Site preparation will include some clearing, grubbing, minor grading and planting. The amount of grading required is expected to be minimal. An irrigation system will be installed to maintain vegetative growth. This system will be connected to the overall resort irrigation system.
- b) **Shoreline Walkway**--Access along the shoreline will be improved with the construction of a shoreline walkway, in some areas separate from the natural pedestrian pathway and mauka of it. The walkway will be paved where appropriate to increase traversability and safety. To enhance night-time safety, unobstrusive low-level, non-glare lighting is planned along the pedestrian walkway, as required.
- c) **Ancillary Features**--Ancillary features are proposed to facilitate maintenance and use of the shoreline

area. These include benches, planters, trash receptacles and informational/directional signs.

#### REGISTER OF SHORELINE PROTECTION ACT DOCUMENTS

The projects listed in this section have been filed with County agencies pursuant to Chapter 205A, HRS as amended, relating to the Special Management Area of each county. For additional information, please call the pertinent county agency:

Hawaii Planning Dept. 961-8288;  
Hnl. Dept. of Land Utilization 523-4077;  
Kauai Planning Dept. 245-3919;  
Maui Planning Dept. 244-7735.

RENOVATION AND EXPANSION OF THE CAMP MOKULEIA RECREATIONAL FACILITY, WITHIN A SPECIAL MANAGEMENT AREA, WAIALUA, OAHU, The Episcopal Church in Hawaii/City and County of Honolulu Dept. of Land Utilization

#### Negative Declaration

The applicant proposes a major renovation and minor expansion of its existing facilities at Camp Mokuleia, The Episcopal Church Camp. It is proposed to demolish and reconstruct the existing dining hall, kitchen, offices, swimming pool and recreation facilities, infirmary, chapel and certain staff quarters, essentially all the support facilities, and 2 duplex cabins. One cabin and 3 staff houses will be retained and minor repairs made to keep them operable. One staff cottage will be moved to a location adjacent to the existing cabins. A new 28-bed lodge with meeting room will be added increasing the capacity of the camp to 138 and making it accessible to older members of the community. The existing facilities comprise 18,585 SF of buildings on this site. The proposed program involves demolishing and reconstructing 14,532 SF, repairing

existing 4,253 SF, and building 5,841 SF for a total building area of 24,626 SF. The existing facilities are dilapidated and must be replaced in order for the Church to continue providing this service to the community. The project is entirely within the SMA at TMK: 6-8-03:08.

CONSTRUCTION OF A NEW SECOND-STORY ADDITION TO AN EXISTING ONE-STORY BUILDING AND RENOVATION OF THE EXISTING GROUND LEVEL SPACE, HAUULA, OAHU, South Pacific Bazaar, Inc./City and County of Honolulu Dept. of Land Utilization

#### Negative Declaration

The proposed development consists of adding a 5,025 SF 2nd-story atop an existing 8,010 SF single-story building and renovating the existing ground floor space. Presently, the building consists of a restaurant, cocktail lounge, and gift shop. Upon completion of construction, the restaurant and lounge will be moved to the new 2nd-floor. The existing kitchen and public toilets on the ground floor will be renovated and the balance of the ground floor area will become retail space. The 35,398 SF irregularly shaped site fronts the mauka side of Kamehameha Hwy., directly opposite Hauula Beach Park and is identified as TMK: 5-4-02:6. The site is bordered by a service station to the north and residential properties to the east. The structure will likely be constructed of a steel frame, fireproofed with gypsum board or plaster.

#### NEPA DOCUMENT

The following document has been prepared pursuant to the requirements of the National Environmental Policy Act of 1969. Contact the Office of Environmental Quality Control for more information at 548-6915.

ARMORY ADDITION PROJECT AT WAHIAWA,  
OAHU, Dept. of Defense

Finding of No Significant Impact.

This project is described under Negative Declarations. Please refer to page 5 of this Bulletin.

**ENVIRONMENTAL IMPACT STATEMENTS**

EIS's listed in this section are available for review at the following public depositories: Office of Environmental Quality Control; Legislative Reference Bureau; Municipal Reference and Records Center (Oahu EIS's); Hamilton Library; State Main Library and the Kaimuki, Kaneohe, Pearl City, Hilo, Wailuku and Lihue Regional Libraries. Statements are also available at State Branch Libraries that are in proximity to the site of a proposed action (indicated by project description).

Comments on the following EIS's may be sent to: 1) the accepting authority; and 2) the proposing agency. Please note the deadline date for submitting written comments on the EIS.

DRAFT SUPPLEMENTAL EIS - AMENDMENT TO  
THE MAUNA KEA SCIENCE RESERVE COMPLEX  
DEVELOPMENT PLAN (SRCDP) FOR  
CONSTRUCTION CAMP HOUSING AT HALE  
POHAKU, MAUNA KEA, HAMAKUA, HAWAII,  
University of Hawaii

This draft Supplemental EIS is also available for review at the Bond Memorial (Kohala), Kailua-Kona, Mountain View Community-School, Pahoa Community-School, and Thelma Parker Memorial/Waimea area libraries.

Deadline: September 7, 1985.

DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR  
THE PROPOSED KUILIMA RESORT EXPANSION,  
KOOLAULOA DISTRICT, OAHU, Kuilima  
Development Company/City and County of  
Honolulu Dept. of Land Utilization

This draft EIS is also available for review at the Kahuku Community-School Library.

Deadline: September 23, 1985.

EIS SUBMITTED FOR ACCEPTANCE. The following EIS has been submitted for acceptance and contains comments and responses made during the review and response period.

FINAL REVISED EIS FOR ERADICATION OF  
MARIJUANA ON STATE-OWNED AND MANAGED  
CONSERVATION DISTRICT LANDS, ISLAND OF  
KAUAI, Dept. of Land and Natural  
Resources, Division of Forestry and  
Wildlife

Previously published July 23, 1985.

This Final EIS is also available for review at the Hanapepe, Kapaa, Koloa, and Waimea Libraries.

Status: Accepted by Governor Ariyoshi on August 19, 1985.

**NOTICES**

**MEETING OF THE  
STATE ENVIRONMENTAL COUNCIL**

Date: September 18, 1985  
Time: 5:00 p.m.  
Place: State Capitol, Senate  
Conference Room 2, Second Floor  
Honolulu, Hawaii

**REMINDER: OEQC BULLETIN MAILING LIST**

The OEQC will be updating and correcting duplications or errors in the mailing list for the OEQC Bulletin.

If you wish to continue to receive the OEQC Bulletin, please indicate so by returning your address label (with corrections, if any) to:

OEQC  
550 Halekauwila St., Rm. 301  
Honolulu, HI 96813

If you have not yet responded, the deadline is September 20, 1985. Thank you for your assistance in this effort.

### OEQC Library

Due to problems with borrowers not returning library books, the OEQC Library will be instituting new borrowing policies as of September 1, 1985. These policies are as follows:

1. All library books may be borrowed for a period of two weeks.
2. Should the borrowed material not be returned within two weeks, overdue notices will be sent out immediately.
3. Borrowers will be assessed a charge of 25¢ per page to replace any materials that are lost or not returned.
4. Borrowers who do not abide by these borrowing policies will not be allowed to borrow any library materials in the future.

Borrowers with outstanding books are asked to return them as soon as possible. Your cooperation will be greatly appreciated.

### PUBLIC HEARING ON THE PUBLIC WORKS DEPARTMENT, CITY AND COUNTY OF HONOLULU COMMUNITY NOISE CONTROL VARIANCE REQUEST

The State Department of Health will be holding a public hearing on a request for variance from Administrative Rules, Title 11, Chapter 43, Community Noise

Control for Oahu, Section 6(e)(1)(A)(B)&(C) by the Public Works Department, City and County of Honolulu. The applicant seeks to construct a sewer relief tunnel, Increment 1-B at Beretania St. (between Ward Ave. and Pensacola St.) and at Pensacola St. (between Beretania St. and Kinau St.) during the hours of 8:30 a.m. to 12:30 a.m., seven days a week. Construction activity of this type, by its very nature, will inconvenience the traveling public and affect the adjacent area. Vehicular traffic will be slowed, parking will be restricted, noise and dust will be generated, and access to the various businesses in the area will become more difficult. Thus the applicant is seeking to shorten the number of construction days by working an additional shift each day between 3:30 p.m. and 12:30 a.m., and by working on weekends. The variance is requested for 120 calendar days. The hearing will commence at 6:30 p.m. on Wednesday, September 18, 1985 in Senate Conference Room 3, 2nd Floor, State Capitol, Honolulu, Oahu. Those attending the hearing should enter the building through the Chamber level parking garage. Oral and written comments will be accepted at the hearing. Written testimony will also be accepted at the address below until five calendar days following the public hearing. The final decision will be made by the director on the basis of the application, related documents, written comments and the public hearing testimony. For further information or inspection of the variance request, contact the Staff Services Office, Environmental Protection and Health Services Division, Department of Health, State of Hawaii, 1250 Punchbowl St., Honolulu, Hawaii 96813, telephone 548-6455.